

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 19 / 0151	Ask For	Gerald Coughlan
Date	20th October 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr R Williams, Brackendale, Heolgerrig, Merthyr Tydfil, CF48 1TD .

Location Brackendale, Heolgerrig, Merthyr Tydfil.

Detail Extension of garden curtilage with associated engineering works, erection of new garage and siting of two converted railway units for domestic use .

PLANNING NEED TO KNOW

Existing privately maintained highway adjacent to the western boundary of Brackendale (that leads to the adopted highway termination opposite 114 Heolgerrig) is narrow, undulating, poorly surfaced, no footway, visibility restrictions.

Privately maintained highway south of Brackendale connects up with adopted network.

Details provided show an existing gate along the unadopted highway. Gate is located within vegetation and shrub, there is a difference in level, there is no evidence of any recent usage.

Proposals include the proposed use of the currently unused gate on to the existing substandard privately maintained highway. No details provided regrading construction and gradient.

Further proposals shows stoned turning area after infilling of the area to achieve a more desirable profile for usage. New building is proposed with garage at lower level to be accessed from Brackendale.

Upper floor to new build to be used as office, accessed from new stoned infilled turning/parking area.

Converted horse boxes are also located at this level .

No retaining walls shown at this time .

SAB officer to comment directly on drainage requirements.

Advised of new and revised details 5th October 2020

Revised access to proposal utilising existing access to adjacent site/field, previous concerns on visibility when egressing the site on to the unadopted highway network no longer exist.

Coal Mining Risk Assessment, by consultant, and subsequent Coal Authority comments identify the potential development site to be underlain by shallow workings. Recommendations are that intrusive site investigations should be carried out to determine accurately ground conditions and presence or otherwise of shallow mine workings.

In conclusion supply of information has negated the visibility concern, no objection subject to condition below

OBSERVATIONS

I have no objection to the submitted proposals subject to the following conditions:-

CONDITIONS

An engineering geologists report on ground conditions on the site giving foundation recommendations is to be submitted to, and approved by, the Local Planning Authority before any work is commenced on site.

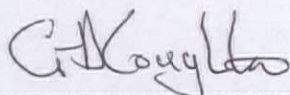
REASONS FOR CONDITIONS

REASONS FOR REFUSAL

[Redacted]

INFORMATIVES

[Redacted]



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pp Carwyn Morris
Engineering & Traffic Group Leader .